

IN RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE \* BEFORE THE S/S Ridgely Road, 1000 ft. W of c/l of Kurtz Avenue \* ZONING COMMISSIONER Ridgely Rail Passenger Station \* OF BALTIMORE COUNTY 8th Election District \* CASE # 91-242-XA 4th Councilmanic District Maryland Mass Transit Admin. Petitioner

AMENDED ORDER

WHEREAS, an Order was issued in the above captioned case on February 15, 1991 granting the Petitioner's request for a special exception and zoning variance, subject to restrictions set forth therein; and

WHEREAS, as a result of a clerical error, Restriction #1 on page 6 of the subject Order erroneously contained the words "... 30 day appellate. . .".

NOW, THEREFORE, it is this 15th day of March, 1991, by Order of the Zoning Commissioner of Baltimore County, that Restriction No. 1 shall be amended to read, as follows:

1. "The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 15 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition".

IT IS FURTHER ORDERED, that all other terms, conditions and restrictions of the original Order of February 15, 1991 shall remain in full force and effect except as amended herein.

J. Robert Haines  
Zoning Commissioner  
for Baltimore County

JRH:mmm  
cc: Peoples Counsel

IN RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE \* BEFORE THE S/S Ridgely Road, 1000 ft. W of c/l of Kurtz Avenue \* ZONING COMMISSIONER Ridgely Rail Passenger Station \* OF BALTIMORE COUNTY 8th Election District \* CASE # 91-242-XA 4th Councilmanic District Maryland Mass Transit Admin. Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests, pursuant to the Petition for Special Exception and Baltimore County Council Bill #91-90, permission to construct a Ridgely Rail Passenger Station on the subject site, and a Petition for Zoning Variance from Sections 1802.2.B., 102.2 (V.B.2-CMDP) to permit a 3 ft. and 7 ft. rear yard setback for the shelter, ramp and highblocks in lieu of the required 30 ft., as more particularly described on Petitioner's Exhibit No. 1.

The Petitioner, by Kenneth Goon, appeared, testified and was represented by Irwin Brown, Esquire. Also appearing on behalf of the Petition were Gilbert Moore, Richard Bionda and Joseph A. Romanowski. There were no Protestants.

Testimony indicated that the subject property known as the Ridgely Rail Passenger Station is located on Ridgely Road west of York Road.

Mr. Kenneth Goon, Director of Planning for the Maryland Mass Transit Administration, indicated that the subject station will be one of twenty-five stations, along the line, this one will serve the general community of Lutherville. He testified that the Park and Ride facility currently located adjacent to the proposed station is used by MTA and is proposed to be a mixed use (bus, terminal, park and ride) once the proposed station is com-

pleted. Testimony indicated that the parking lot provided adequate space to accommodate both operations. Mr. Goon testified that the proposed station will be in operation six days per week from approximately 5:00 A.M. to midnight. He testified that initially the trains will be entering and exiting the station at approximately 15 minute intervals. The proposed station will be unmanned and machines will be provided to dispense train tickets. No restrooms will be provided. Mr. Goon also testified at length regarding the need for the requested variances. He indicated that due to technical reasons the tracks were shifted slightly west of the subject right-of-way center moving the proposed platform closer to the property line than initially proposed. Additionally, he indicated that the "highblocks" also require a variance from the 30 ft. rear yard setback within the MTA right-of-way. Mr. Goon indicated that "highblocks" permit handicapped individuals to board and alight the train without having to negotiate steps (See Petitioner's Exhibit No. 1). Mr. Goon testified that, in his opinion, the requested special exception and variance relief is consistent with the requirements of Sections 307.1 and 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and that the Petitioner would suffer an undue hardship and practical difficulty should the requested relief be denied.

It is clear that County Council Bill #91-90 permits the proposed use in the subject D.R.5.5, D.R.3.5, R.O. and B.L. zones by special exception. Clearly, the Petitioner's request is contemplated by said Bill. Bill #91-90 defines a "Rail Passenger Station" as:

A facility designed as a place for boarding and alighting from rail passenger vehicles. A rail passenger station may include such facilities as bus bays, parking area or taxicab stands as accessory uses.

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The testimony and evidence presented in this matter clearly established that Petitioner's proposal is a "rail passenger station" as that term is used in Bill #91-90. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated by Section 502.1 of the B.C.Z.R. are satisfied by the Petitioner.

As indicated above, Bill #91-90 permits the proposed use in the subject zones by special exception.

The term "special exception" refers to a "grant by a zoning administrative body pursuant to existing provisions of zoning law and subject to certain guides and standards of special use permitted under provisions of existing zoning law." Cadem v. Nanna, 243 Md. 536, 543 (1966). It is a part of a comprehensive zoning plan, sharing the presumption that it is in the interest of the general welfare and is, therefore, valid. Rockville Fuel and Feed Co. v. Board of Appeals of the City of Gaithersburg, 257 Md. 183 (1970). It is a use which has been legislatively predetermined to be conditionally compatible with the uses permitted as of right in a particular zone, the condition being that a zoning body must, in each case, decide under specified statutory standards whether presumptive compatibility exists. Creswell v. Baltimore Aviation Service, Inc., 257 Md. 712 (1970). In sum, special exception is a "valid zoning mechanism that delegates to an administrative board a limited authority to permit enumerated uses which the legislative body has determined can, prima facie, properly be allowed in a specified use district, absent any fact or circumstance in a particular case which would change this presumptive finding." Rockville Fuel, 257 Md. at 188. (Citing Montgomery County v. Merlands Club, Inc., 202 Md. 279, 287 (1953)).

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PETITION FOR SPECIAL EXCEPTION

91-242-XA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for the Ridgely Rail Passenger Station.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Attorney for Petitioner: \_\_\_\_\_  
Irwin Brown \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address 300 W. Lexington Street \_\_\_\_\_  
City and State Baltimore, Maryland \_\_\_\_\_  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted \_\_\_\_\_  
Christine A. Wells, Representative \_\_\_\_\_  
Address 300 W. Lexington St. \_\_\_\_\_  
City and State Baltimore, Maryland \_\_\_\_\_  
Phone No. 333-2865  
Attorney's Telephone No.: 333-3315 \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Phone No. 333-2875

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_M.

Zoning Commissioner of Baltimore County.

Z.C.O. No. 1

(over)

mark - 12/7/90  
and 1/1/91  
# need own day 7/1/91

The burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. rests squarely on the Petitioner. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 Ad 1319 (1981). The proposed use will not be detrimental to the health, safety or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted, as requested. Additionally, the Petitioner has requested the aforementioned variance relief.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxa-

-4-

tion than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances are granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that the Petitioner would suffer a practical difficulty or unreasonable hardship if the variances were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety and general welfare.

After reviewing all of the testimony and evidence presented, it appears that the Special Exception and Variance relief should be granted.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 15th day of March, 1991 that a Petition for Special Exception for permission to construct the Ridgely Rail Passenger Station on the subject site, as indicated on Petitioner's Exhibit No. 1, is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Zoning Variance from Sections 1802.2.B., 102.2 (V.B.2-CMDP) to permit a 3 ft. and 7 ft. rear yard

-5-

setback for the shelter, ramp and highblocks in lieu of the required 30 ft. in accordance with Petitioner's Exhibit No. 1, is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the foregoing relief:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

J. Robert Haines  
Zoning Commissioner for  
Baltimore County

JRH:mmm  
cc: Peoples Counsel

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Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning  
111 West Chesapeake Avenue  
Towson, MD 21204  
887-3353

January 7, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-242-XA  
S/S Ridley Road, 1000' W of c/l of Kurtz Avenue  
(Ridgely Rail Passenger Station)  
Six Election District - 4th Councilmanic  
Petitioner(s): Maryland Mass Transit Administration  
HEARING: FRIDAY, FEBRUARY 8, 1991 at 9:30 a.m.

Special Exception for the Ridgely Rail Passenger Station.

Variance to permit a 3 ft. and 7 ft. rear yard setback for the shelter and ramp in lieu of the required 30 ft.

*J. Robert Haines*

J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

cc: Maryland Mass Transit Administration  
Ronald J. Hartman  
Irwin Brown  
Christine A. Wells

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning  
111 West Chesapeake Avenue  
Towson, MD 21204  
887-3353

January 29, 1991

Irwin Brown, Esquire  
300 W. Lexington Street  
Baltimore, MD 21201-3415

RE: Item No. 247, Case No. 91-242-XA  
Petitioner: Maryland Mass Transit Adm.  
Petition for Special Exception and  
Zoning Variance

Dear Mr. Brown:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Ms. Christine Wells  
Maryland Mass Transit Adm.  
300 W. Lexington Street  
Baltimore, MD 21201-3415

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning  
111 West Chesapeake Avenue  
Towson, MD 21204  
887-3353

Your petition has been received and accepted for filing this

9th day of January, 1990.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

Received By:

*James E. Dyer*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Maryland Mass Transit Adm., et al

Petitioner's Attorney: Irwin Brown

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner

DATE: January 24, 1991

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Maryland Mass Transit Administration, Item No. 247

The petitioner requests a Special Exception for the Ridgely Rail Passenger Station and a Variance from required setbacks.

Staff supports the applicant's request. The location of shelters at light rail stops will benefit commuters using this system. The Master Plan supports the overall concept of light rail as "a major step in establishing a regional network of convenient, attractive public transportation alternatives."

The site constraints impose difficulties in meeting the required setbacks; however, the design and location of the proposed structure minimizes the impact of the requested variance.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEM247/TXTCMM

RECEIVED  
1/28/91

Baltimore County Government  
Fire Department  
700 East Joppa Road, Suite 901  
Towson, MD 21204-5500  
(301) 887-4500  
JANUARY 14, 1991

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: MARYLAND MASS TRANSIT ADMINISTRATION  
Location: RIDGELY RAIL PASSENGER STATION  
Item No.: 247 Zoning Agency: JANUARY 8, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Pat Keller* 1-13-91 Approved: *Pat Keller*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/KEE

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: January 14, 1991  
FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for January 8, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 244, 249, 250, 251, 252, 253, 256, 258 and 259.

For Items 231 revised (Parring Plaza Shopping Center) and 247, the previous County Review Group comments are applicable.

For Items 254 and 255 and 257, County Review Group Meetings may be required.

*Robert W. Bowling*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning  
111 West Chesapeake Avenue  
Towson, MD 21204  
887-3353  
March 11, 1991

Irwin Brown, Esquire  
300 W. Lexington Street  
Baltimore, Maryland 21201-3415

RE: Petition for Zoning Variance  
Case No. 91-242-XA, 242-A  
Mass Transit Administration, Petitioner

Dear Mr. Brown:

Enclosed please find the Amended Order regarding the above captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Amended Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,  
*J. Robert Haines*  
J. Robert Haines  
Zoning Commissioner

JRH:mmn  
cc: Peoples Counsel

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning  
111 West Chesapeake Avenue  
Towson, MD 21204  
887-3353  
February 13, 1991

Irwin Brown, Esquire  
300 W. Lexington Street  
Baltimore, Maryland 21201-3415

RE: Case No. 91-242-XA  
Petition for Special Exception and Zoning Variance  
Maryland Mass Transit Administration, Petitioner

Dear Mr. Brown:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Exception and Zoning Variance have been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,  
*J. Robert Haines*  
J. Robert Haines  
Zoning Commissioner

JRH:mmn  
cc: Peoples Counsel  
cc: Mr. Kenneth Goon  
Mass Transit Administration  
300 W. Lexington Street  
Baltimore, Maryland 21201



March 5, 1991

J. Robert Haines  
Zoning Commissioner  
Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Case No. 91-242-XA  
Petition for Special Exception and Zoning Variance-Ridgely  
Rail Passenger Station

Dear Commissioner Haines:

I have received a copy of your Finding of Facts and Conclusions of Law with respect to the above referenced matter and, needless to say, the Mass Transit Administration is pleased with those findings. There is simply one small point I wish to make with respect to those findings and that pertains to the notice contained at the very end of those findings which refers to a thirty (30) day appellate process. I believe that Section 22-26 (d), added to the Baltimore County Code in Bill No. 91-90, provides for a fifteen (15) day appeal.

Very truly yours,

*Irwin Brown*  
Irwin Brown,  
Chief Counsel

IB/kat

**RECEIVED**  
MAR 6 1991  
ZONING OFFICE

**BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND**

DATE: January 21, 1991

TO: Mr. J. Robert Haines  
Zoning Commissioner

FROM: Rahoe J. Famill

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: January 8, 1991

ITEM NUMBER: 247

Dear Mr. Haines:

Please see C.R.G. comments for this site.

*Rahoe J. Famill*  
Rahoe J. Famill  
Traffic Engineer II

RJF/lvd

**received**  
3/23/91

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 1990, Legislative Day No. 10  
Bill No. 91-90

Mr. C.A. Dutch Ruppersberger, III, Councilman  
By Request of County Executive

By the County Council, May 21, 1990

A BILL  
ENTITLED

AN ACT concerning

Public Hearings for Transit Facilities  
Zoning Regulations - Transit Facilities

FOR the purpose of amending the Zoning Regulations and the County Code in order to define Transit facility, rail passenger station, transit storage and repair yard, transit center and bus terminal, to permit transit facilities in all zones, transit centers in Business Major and Business Roadside zones and in manufacturing zones, transit storage stations in residential zones by special exception and to permit rail passenger stations in business and manufacturing zones and by special exception in residential zones, and providing for certain other requirements for transit facilities.

BY Adding

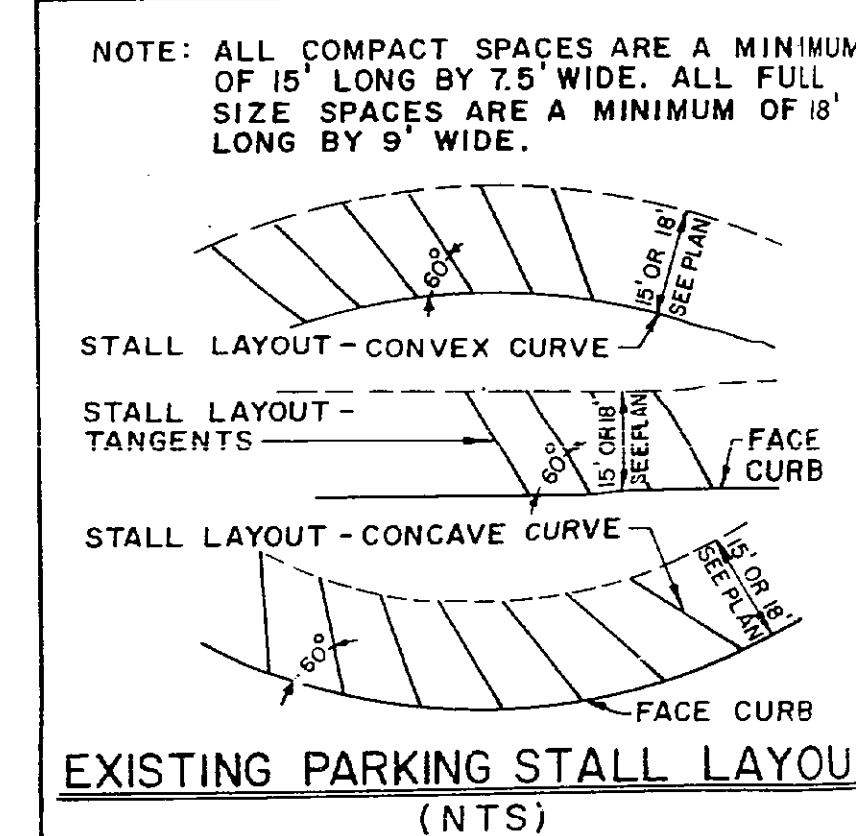
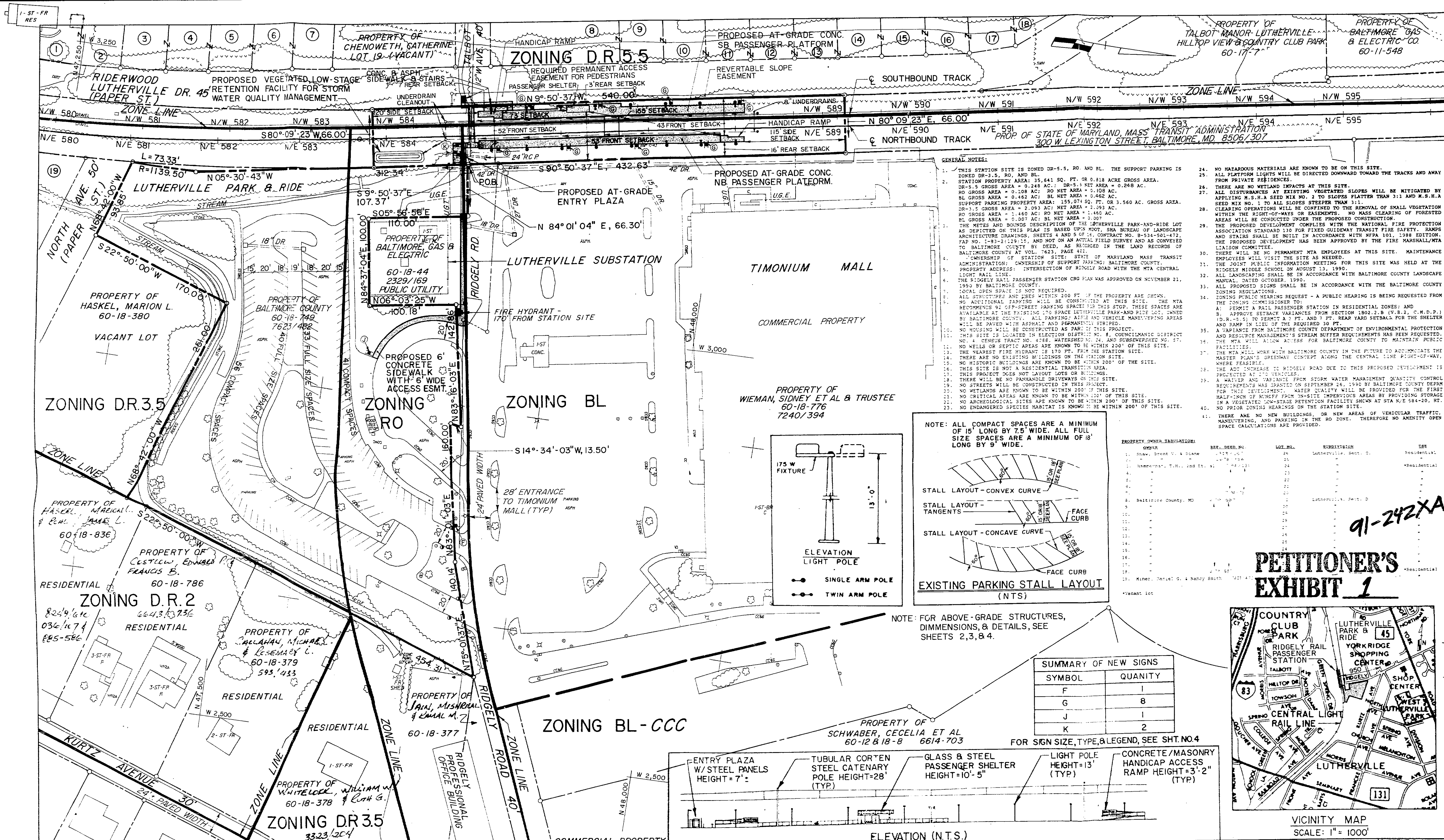
Section 181; alphabetically, the definitions of "transit facility", "rail passenger station", "transit storage and repair yard", "transit center" and "bus terminal"; Section 434  
Baltimore County Zoning Regulations, as amended  
Section 101; alphabetically, the definitions of "bus terminal", "rail passenger station", "transit center", "transit facility", "transit storage and repair yard" and Section 434  
Baltimore County Zoning Regulations, as amended

Section 22-26(d)  
Title "Planning, Zoning & Subdivision Control"  
Baltimore County Code, 1978, 1987 Cumulative Supplement

BY Repealing and reenacting, with amendments

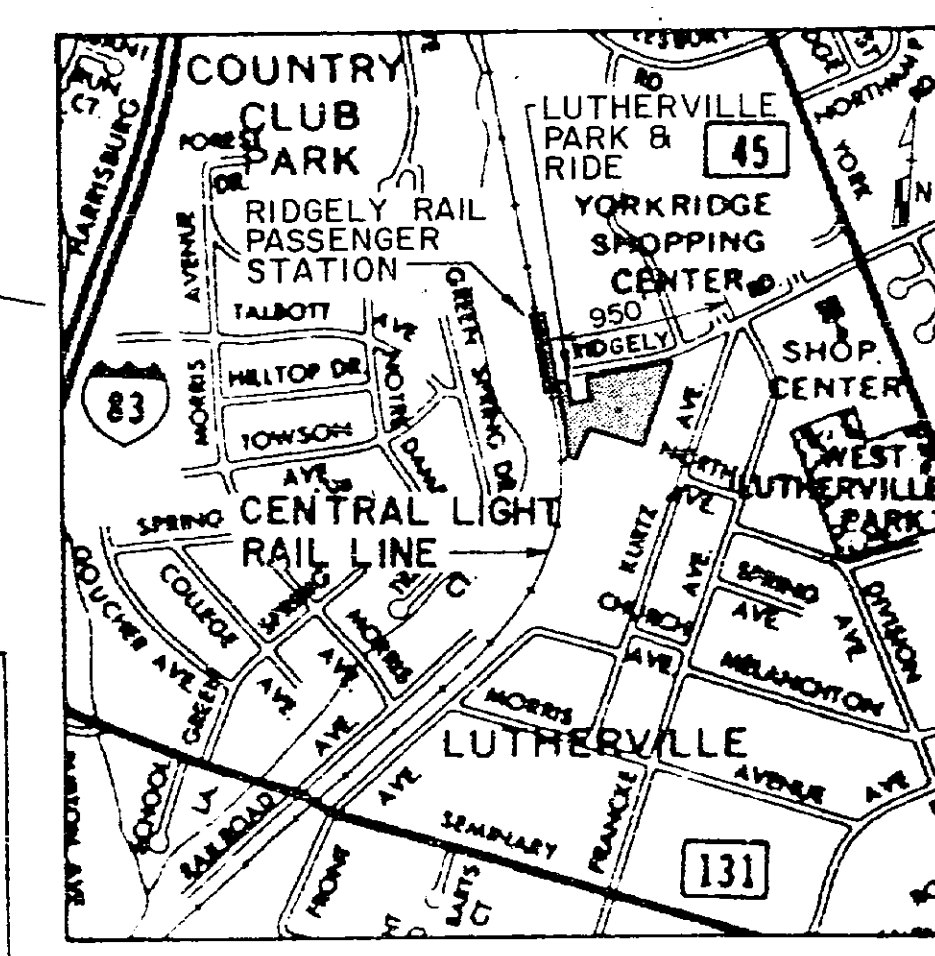
Sections 181, 181.1, 181.2, 181.3, 181.4, 181.5, 181.6, 181.7, 181.8, 181.9, 181.10, 181.11, 181.12, 181.13, 181.14, 181.15, 181.16, 181.17, 181.18, 181.19, 181.20, 181.21, 181.22, 181.23, 181.24, 181.25, 181.26, 181.27, 181.28, 181.29, 181.30, 181.31, 181.32, 181.33, 181.34, 181.35, 181.36, 181.37, 181.38, 181.39, 181.40, 181.41, 181.42, 181.43, 181.44, 181.45, 181.46, 181.47, 181.48, 181.49, 181.50, 181.51, 181.52, 181.53, 181.54, 181.55, 181.56, 181.57, 181.58, 181.59, 181.60, 181.61, 181.62, 181.63, 181.64, 181.65, 181.66, 181.67, 181.68, 181.69, 181.70, 181.71, 181.72, 181.73, 181.74, 181.75, 181.76, 181.77, 181.78, 181.79, 181.80, 181.81, 181.82, 181.83, 181.84, 181.85, 181.86, 181.87, 181.88, 181.89, 181.90, 181.91, 181.92, 181.93, 181.94, 181.95, 181.96, 181.97, 181.98, 181.99, 181.100, 181.101, 181.102, 181.103, 181.104, 181.105, 181.106, 181.107, 181.108, 181.109, 181.110, 181.111, 181.112, 181.113, 181.114, 181.115, 181.116, 181.117, 181.118, 181.119, 181.120, 181.121, 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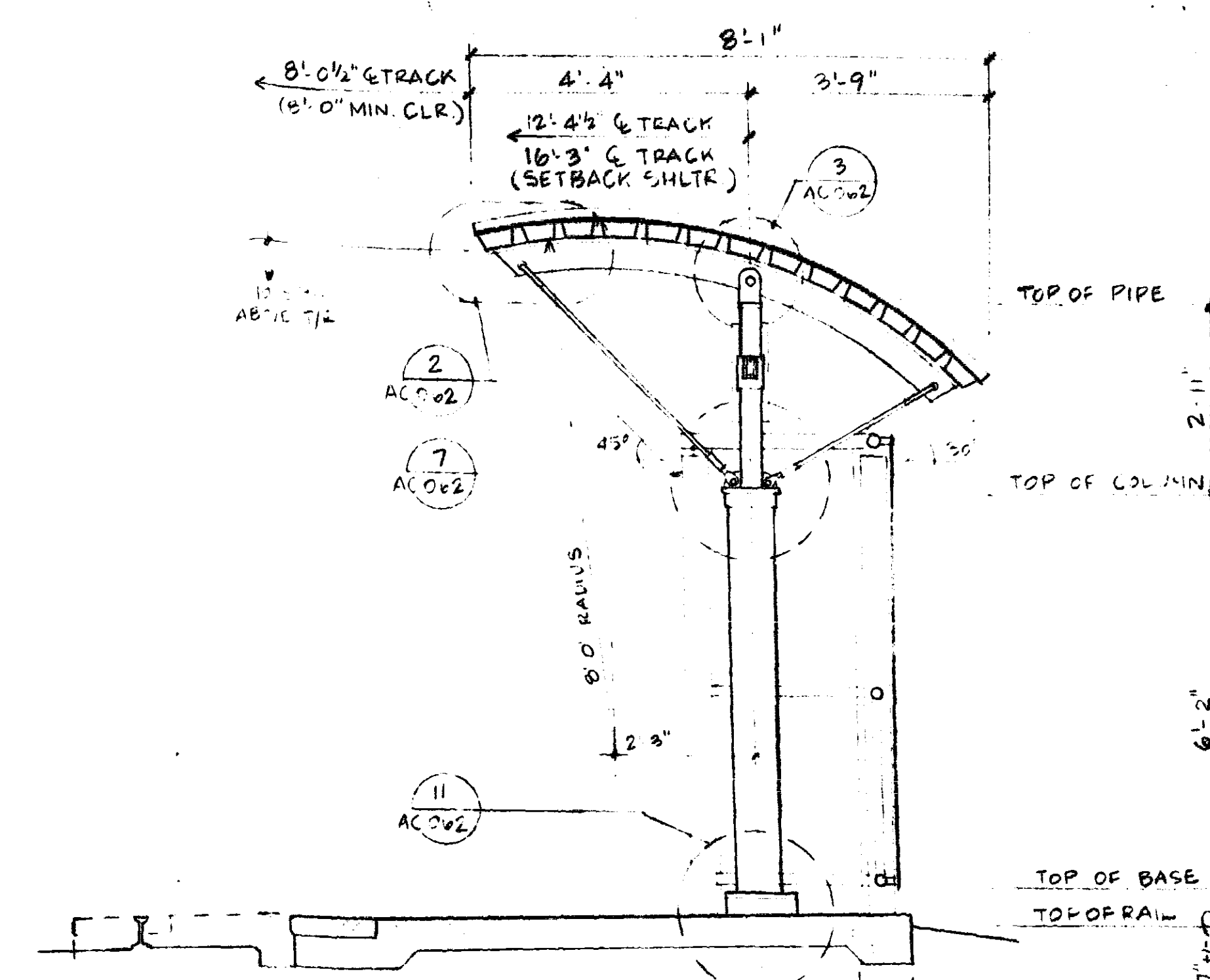
SUMMARY OF NEW SIGNS	
SYMBOL	QUANTITY
F	1
G	8
J	1
K	2

# 91-242XA **PETITIONER'S EXHIBIT 1**

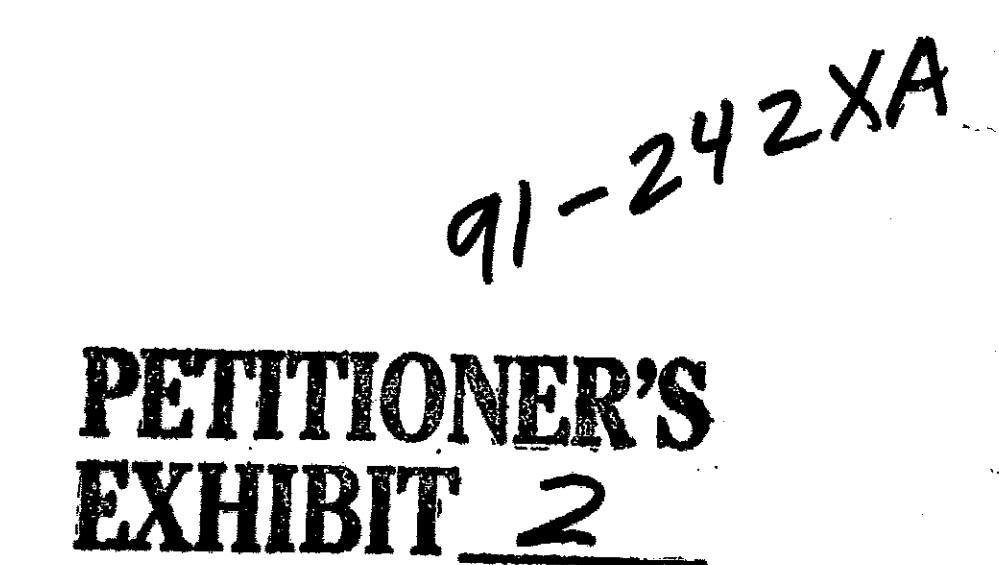


STATE OF MARYLAND DEPARTMENT OF TRANSPORTATION MASS TRANSIT ADMINISTRATION	PARSONS BRINCKERHOFF OUADE & DOUGLAS, INC MORRISON - KNUDSEN ENGINEERS, INC CONSULTING ENGINEERS		DESIGNED RAB DATE 12-17-90 DRAWN DVW CHECKED ECM APPROVED R. B. B. B.	PLAN TO ACCOMPANY ZONING PETITION FOR SPECIAL EXCEPTION AND VARIANCES FOR THE RIDGELY RAIL PASSENGER STATION	CURRENT PLANNING CRG NO.: VIII - 576 PUBLIC SERVICES CRG NO.: 90356 SHEET NO.: 1 OF 4
CENTRAL LIGHT RAIL LINE			SCALE 1" = 50'		

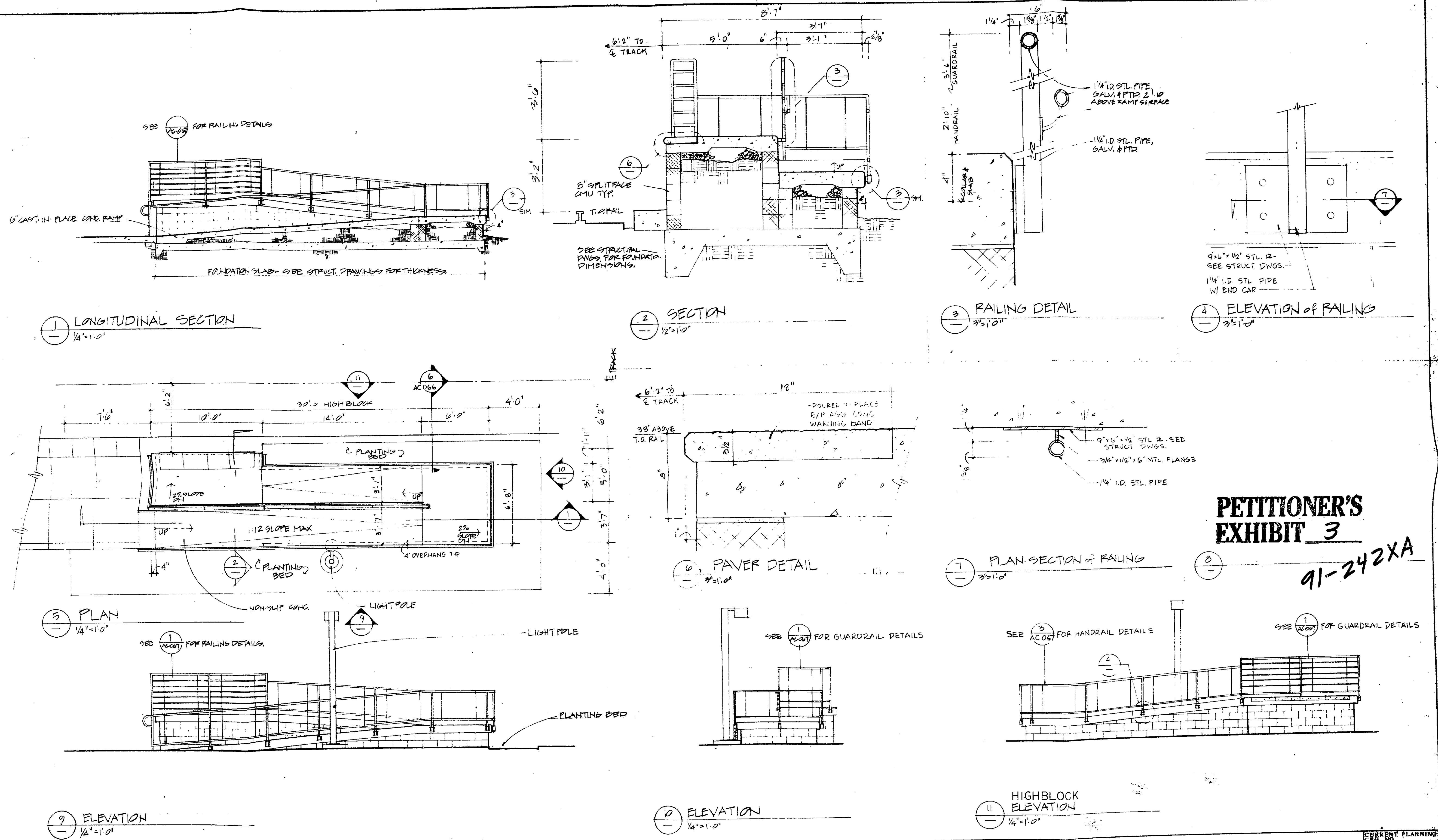




3 SECTION  
1/2" = 1' 0"



STATE OF MARYLAND DEPARTMENT OF TRANSPORTATION MASS TRANSIT ADMINISTRATION	PARSONS, BRINCKERHOFF, QUADE & DOUGLAS, INC. MORRISON - KNUDSEN ENGINEERS, INC. CONSULTING ENGINEERS				DESIGNED JWW	DATE 12-17-90	PLAN TO ACCOMPANY ZONING PETITION FOR SPECIAL EXCEPTION AND VARIANCES FOR THE RIDGELY RAIL PASSENGER STATION	CURRENT PLANNING C.R.O. No.
CENTRAL LIGHT RAIL LINE	CHO, WILKS & BENN ARCHITECTS, INC. 218 WEST SARATOGA STREET BALTIMORE, MARYLAND 21201				DRAWN JWW	APPROVED		PUBLIC SERVICES C.R.O. No. 90000
					CHECKED	APPROVED		SHEET NO.
		NO.	DESCRIPTION	BY	DATE	SCALE AS NOTED		2 of 4
		REVISIONS						

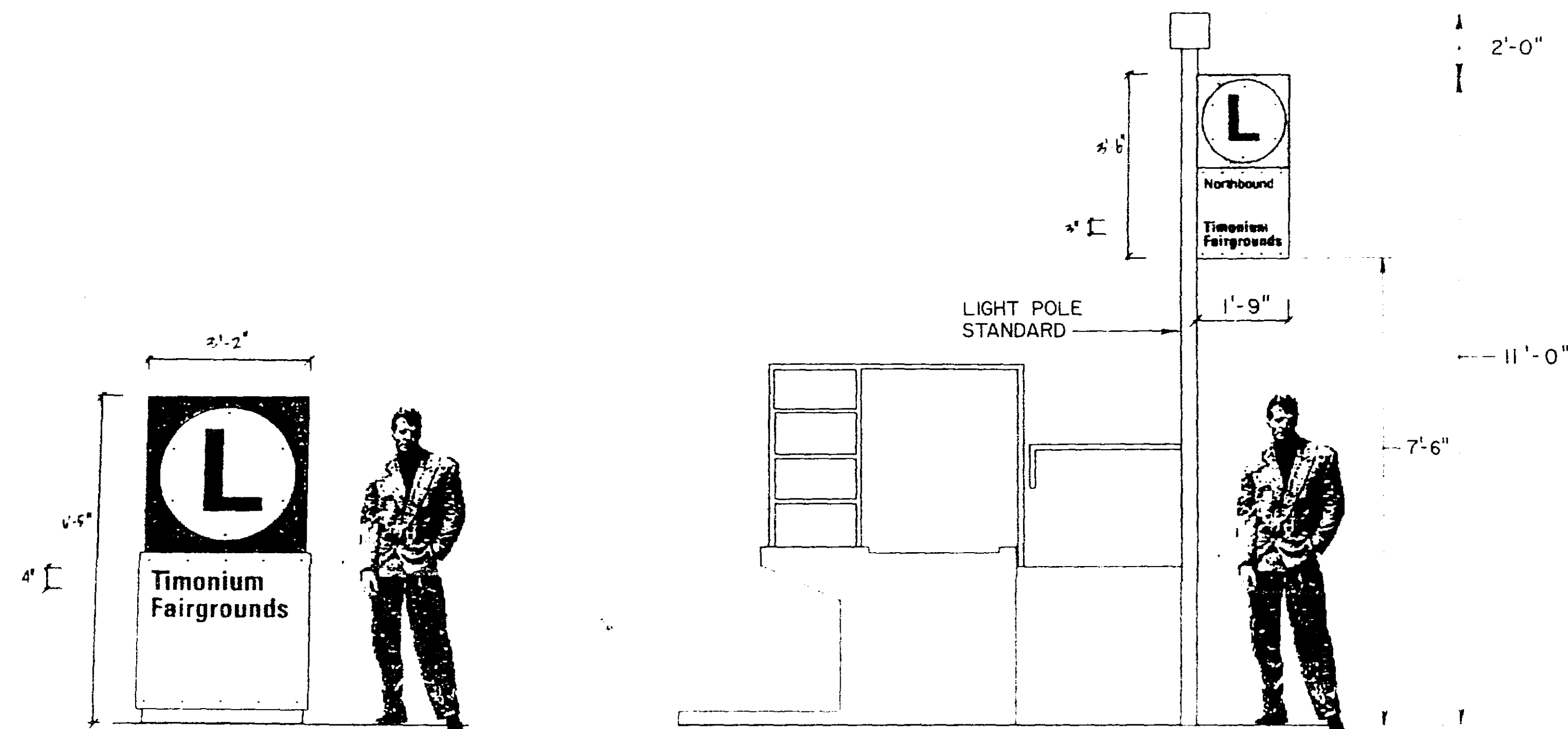


**PETITIONER'S  
EXHIBIT 3**

**91-242XA**

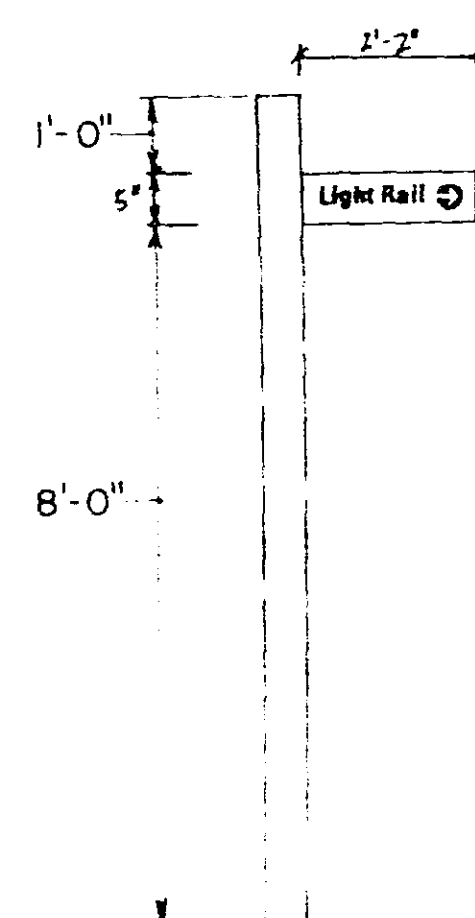
STATE OF MARYLAND DEPARTMENT OF TRANSPORTATION MASS TRANSIT ADMINISTRATION	PARSONS, BRINCKERHOFF, QUADE & DOUGLAS, INC. MORRISON - KNUDSEN ENGINEERS, INC. CONSULTING ENGINEERS		DESIGNED JWJ DATE 12-17-90	PLAN TO ACCOMPANY ZONING PETITION FOR SPECIAL EXCEPTION AND VARIANCES FOR THE RIDGELY RAIL PASSENGER STATION	CURRENT PLANNING VIII-576 PUBLIC SERVICES 90356
CENTRAL LIGHT RAIL LINE	CHO, WILKS & BENN ARCHITECTS, INC. 218 WEST SARATOGA STREET BALTIMORE, MARYLAND 21201		DRAWN JCM CHECKED APPROVED	SCALE AS NOTED	SHEET NO. 3 of 4





A SUBURBAN SITE IDENTIFICATION  
SIGN TYPE F  
(20.3 SQ. FT.)

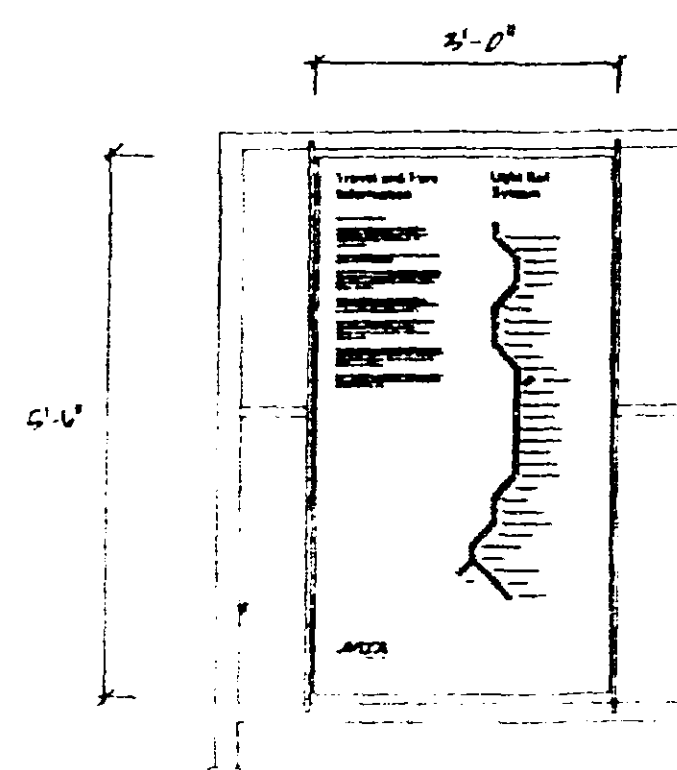
B PLATFORM IDENTIFICATION  
SIGN TYPE G  
(61 SQ. FT. SINGLE FACE)  
(12.2 SQ. FT. DOUBLE FACE)



E TRAIL PLAZA  
SIGN TYPE J  
(0.9 SQ. FT.)

SIGN LEGEND  
— SINGLE FACE SIGN  
= DOUBLE FACE SIGN

NOTE  
NO SIGNS WILL BE ILLUMINATED



F PEDESTRIAN ORIENTATION  
SIGN TYPE K  
(16.5 SQ. FT. SINGLE FACE)  
(33.0 SQ. FT. DOUBLE FACE)

PETITIONER'S  
EXHIBIT 4

91-242XA

STATE OF MARYLAND DEPARTMENT OF TRANSPORTATION MASS TRANSIT ADMINISTRATION	PARSONS BRINCKERHOFF QUADE & DOUGLAS, INC. MORRISON - KNUDSEN ENGINEERS, INC. CONSULTING ENGINEERS				DESIGNED	DATE 12-17-90	PLAN TO ACCOMPANY ZONING PETITION FOR SPECIAL EXCEPTION AND VARIANCES FOR THE RIDGELY RAIL PASSENGER STATION	CURRENT PLANNING CRG. NO. VIII-576
CENTRAL LIGHT RAIL LINE	212 Two Twelve Associates 596 Broadway, Suite 1212 New York NY 10012 Phone 212.925.6885 Graphic Design Consultants				DRAWN	APPROVED		PUBLIC SERVICES CRG. NO. 90356
					CHECKED	APPROVED	SCALE 1/2" = 1'-0"	SHEET NO. 4 OF 4